



Rustic/Farmhouse/Court for sale in Fabro

€ 930.000

Ref. CBI134-1917-55



400 sq.m. | Bathrooms: 4 | Bedrooms: 6 | Rooms: 18

PROPERTY DESCRIPTION

In a landscape context dotted with green hills and lush expanses of woods and olive groves, we offer for sale this majestic stone farmhouse with swimming pool, located near the picturesque village of Fabro and a few kilometers from Orvieto. A property that embodies the timeless rustic elegance and timeless luxury of the typical Umbrian farmhouse.

COMPOSITION

Consisting of two large autonomous and independent apartments, this splendid residence covers an area of approximately 400 m2 and is arranged on two levels.

The house on the ground floor, composed of a large and bright living room with fireplace, kitchen, double bedroom, single bedroom and bathroom, has allowed, thanks to the functional and harmonious distribution of the spaces, to recreate within the same housing unit a totally designed for guests, who can enjoy a private corner all to themselves served by kitchen, living room, double bedroom and bathroom.

The house on the first floor is instead composed of a large living room with fireplace, a second large living room with terrace, also



designed for the installation of a fireplace, kitchen, three bedrooms and two bathrooms.

STATE AND FINISHES

The subject of a recent and exclusive renovation where meticulous care was taken in the choice of natural materials and the aesthetics of every detail, this farmhouse still preserves its authentic and traditional character today.

Furthermore, a strong commitment to eco-compatibility and bio-architecture of the structure emerges, which in class A3, thanks to the presence of photovoltaic and solar thermal panels and natural underfloor heating and cooling, guarantees energy excellence offering comfort and luxury in every corner of the House.

OUTDOOR SPACES

The property enjoys a large private garden of approximately 5000 m2, a true oasis of peace where every corner has been cared for with love and dedication.

In the heart of this paradise suspended between heaven and earth, a splendid swimming pool with a panoramic view of the rolling hills, enchants the eyes and nourishes the soul.

USE AND POTENTIALITY

With a flexible layout and generous square footage, this property offers multiple possibilities for use. Currently divided into two apartments with the possibility of further subdivisions, it is perfectly suited both as a private residence and as a prestigious real estate investment. The harmonious combination of comfort, style and functionality makes this farmhouse an ideal place to experience the Italian sweet life, wrapped in the relaxing and luxurious atmosphere of the Umbrian countryside, yet not far from the main services and all daily conveniences.

DISTANCES AND POSITIONS

City

- Fabro 3.6 km
- Orvieto 30 km
- Perugia 51 km
- Florence 134 km
- Rome 138 km

Sea and lakes

- Lake Trasimeno 39 km
- Tyrrhenian Sea 110 km
- Adriatic Sea 178 km

Airports

- Perugia Airport 64 km
- Florence Airport 157 km

Railway station

- Fabro 4 km

Highway

- A1 motorway 3.1 km

Certification

Energy Class: A3

Features

Property ID: CBI134-1917-55

Contract: Sale

Categoria: Rustic/Farmhouse/Court

Address: Contrada della Montagna, Snc

Best Properties

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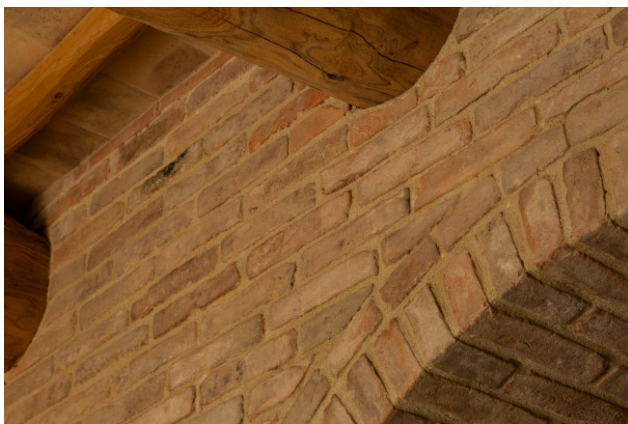


Zip Code: 5015	Municipality: Fabro
Total sqm: 400 sq.m.	Bedrooms: 6
Bathrooms: 4	Rooms: 18
Internal condition: Restored	Floor: 2
Total floors: 2	Independent heating: Heating
Date of construction: 1900	Current Status: Available after the deed of sale
Terrace: Present	Garden: Private
Kitchen: Regular Kitchen	



















**PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA**

